



County of San Luis Obispo, California

## **PARKS & RECREATION COMMISSION**

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### **COUNTY PARKS AND RECREATION COMMISSION AGENDA ITEM TRANSMITTAL**

**TO:** Parks and Recreation Commission

**FROM:** Larry laquinto 805-781-5209

**SUBJECT:** Consider Park projects to fund through Park Projects Reserves in 2015.

**DATE:** 12/4/2014

**RECOMMENDATIONS** It is recommended that the Park and Recreation Commission recommend that the Board of Supervisors:

1. Provide \$62,000 Park Project Reserves funding for the existing project to repair Rios Caledonia Adobe exterior north wall in San Miguel to complete seismic upgrades;
2. Create Park Projects and fund with \$405,000 of Park Project Reserves as follows:
  - a. Replace one boat dock at Santa Margarita Lake Park \$125,000;
  - b. Renovate two of the Los Osos Park tennis courts and fencing \$145,000
  - c. Remodel existing cubicles into offices for Parks and Recreation Director and managers in the former General Services Agency building \$135,000; and,
3. Authorize a Budget Adjustment Request in the amount of \$467,000 from Parks Project Reserves to the above listed projects.

### **DISCUSSION**

The Parks and Recreation Department maintains over 14,000 acres of Parks and trails and related infrastructure. Due to the age and ongoing wear, many facilities and infrastructure components are in need of repair or renovation. Staff has annually updated a comprehensive backlog maintenance repair list (Attachment A) to identify priority infrastructure projects throughout the parks system. Some of the smaller projects are planned to be completed within the FC 305 Parks operating budget each year while other larger projects require additional funding sources such as Quimby Fees, Park Public Facility Fees, Grants or Park Project Reserves to be completed.

Of the 156 projects identified on the backlog list 44 have been completed leaving 112 active projects related to parks infrastructure. Staff will continue to complete a portion of the planned smaller projects on this list with operations funding from Parks FC305. However, staff has identified four larger projects that are critical to the operations of the Parks and Recreation Department that require Park Project Reserve funding to be completed. The total cost of the four projects is \$467,000.

These four projects would be funded by the Park Projects Reserves that have a current balance of \$630,849. The Parks and Recreation Department also has other available fund sources for projects including the Lopez Lake Project Reserve (\$270,500) and the planned Contingencies (\$510,711) within the Parks FC305 operating budget. However, none of the proposed projects is located at Lopez Lake so these projects are not eligible to use Lopez Lake Projects Reserves. Park Contingencies are reserved to

accommodate unforeseen situations such as natural disasters or significant events. These renovation and remodel projects do not qualify for Park Public Facility Fee funds and Quimby funds are not appropriate and/or available in the amounts needed. No grants have been located that would provide the funding required.

Reserves are outlined below as follows:

Lopez Lake Project Reserves	\$270,500
FC 305 Parks Operating Budget Contingencies	\$510,711
Park Project Reserves	\$630,849
 Proposed Projects	
Repair Rios Caledonia North Wall	\$ 62,000
Replace Boat Dock at Santa Margarita Lake Park	\$125,000
Renovate the Los Osos Park Tennis Courts and Fencing	\$145,000
Remodel Cubicles to Offices for Parks and Recreation Managers	<u>\$135,000</u>
Total Recommended Projects	<u>\$467,000</u>
 Total Remaining Park Designated Reserves	\$163,849

#### **Repair Rios Caledonia North Wall - \$62,000**

This project will complete the exterior wall restoration work needed at the historical Rios Caledonia Adobe building. The existing project reinforced the walls and more recently restored them to original condition on the south, west and east sides of the building. It was determined that additional reinforcement of the north wall to the roof is necessary for seismic retrofitting to insure the integrity of this historic structure.

By written agreement with Friends of the Adobes, repairs to the buildings and structures at Rios Caledonia are the responsibility of County Parks. Friends of the Adobes provide the recreational programs (tours, events, etc.) and the exhibits and displays at the adobe. Staff sees this project as extremely urgent to protect this unique cultural and historic resource. County Parks Mission states in part - To provide diverse recreational opportunities and protect the County's natural, cultural and historic resources. Rios Caledonia Adobe was built in 1835 and has been used as a Stage Coach Stop and Inn as well as family residence since that time. It was purchased by the County in 1964 and is California State Historical Landmark #936. It is a unique historic and cultural resource that serves all County residents and many visitors to the County.

In addition to restoration work beginning in July of 2008 a project (WBS 350094) was funded with \$100,000 in March of 2013 to address the additional restoration work needed on the walls. Allocation of the \$62,000 is requested to provide seismic retrofitting for the roof and north wall to complete this work and insure the integrity of the building. The estimate was provided by the contractor currently performing the restoration work.

#### **Replace Dock at Santa Margarita Lake Park - \$125,000**

There are two boat docks in the marina area at Santa Margarita Lake Park. They are used by campers, fisherman and recreational park users for boat rentals and slip storage. These docks have deteriorated to the point where staff has had to decommission one of them and begin to remove it. The second dock is declining but is still usable. However it lacks the slip space needed for our new concessionaire operations and for park users in general. Replacement of the second dock will allow the park to function in a manner



that is acceptable to park users and allow for growth and increased visitors to the lake. Staff received an estimate by a dock manufacturer to replace one dock with installation totaling \$125,000.

#### **Renovate the Los Osos Park Tennis Courts and Fencing - \$145,000**

There are currently three tennis courts at Los Osos Park that are all used on a regular basis. The upper court is newer than the two lower courts and is in good condition. However, the two lower courts have been deteriorating over the past several years. Parks staff has made repairs to the courts to keep them playable and safe. Unfortunately they have reached the point where it is necessary to completely renovate the playing surface of these two courts. In addition the fencing surrounding the three courts is leaning inward and outward and requires repairs. This project will allow for the renovation of the two lower tennis courts and fencing renovation in the amount of \$145,000. Informal estimates were received from a tennis court contractor and a fencing contractor. Completing this project will allow the courts to remain open for play. Without this project staff will be forced to close the two lower courts for safety reasons within the coming 12 – 18 months.

#### **Remodel Cubicles to Offices for Parks and Recreation Managers - \$135,000**

The Parks and Recreation Department has recently been formed and additional staff will be joining existing staff in the former General Services Agency building for cohesive operations. Currently managers must work in cubicles which do not provide conditions for confidential communications. This project will provide the remodel of these cubicles, building walls, ceilings and doors to create offices for these managers to appropriately conduct park related administrative responsibilities. The cost to implement and complete this project will be \$135,000. Staff received an estimate for this project from the County General Services Department.

#### **OTHER AGENCY INVOLVEMENT**

The General Services Department, Architectural Services Division, is the lead on the Rios Caledonia Adobe project. They supplied a bid from the contractor performing the work at the historical building for the additional work noted on the north wall and for the parks manager office remodel. Parks staff worked with various contractors and Architectural Services to get informal cost estimates on these projects.

#### **FINANCIAL CONSIDERATIONS**

The total available Park Designated Reserve is \$630,849. If all recommended maintenance projects are funded (\$467,000) there will be \$163,849 remaining. Additionally, there is \$270,500 in Lopez Lake Project Reserves and \$510,711 remaining in the FY 2014-15 Park FC305 Contingencies.

Park Project Reserves are available as follows:

Park Project Reserves	\$630,849
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#### **Proposed Projects**

Repair Rios Caledonia North Wall	\$ 62,000
Replace Boat Dock at Santa Margarita Lake Park	\$125,000
Renovate the Los Osos Park Tennis Courts and Fencing	\$145,000
Renovate Cubicles to Offices for Parks and Recreation Managers	<u>\$135,000</u>
Total Recommended Projects	<u>\$467,000</u>

Total Remaining Park Designated Reserves	\$163,849
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## **RESULTS**

Funding and completing these projects will ensure that important recreational, cultural and historic resources are protected and available for public enjoyment. Completing this work supports County goals of providing a safe, healthy and livable community.

## **Attachments**

1. Attachment A - Park Projects Backlog List
2. Attachment B - Recommended Projects List FY 2014/15